

# INTERMOBILIARIA



## Apartamento en Estepona – 1 habitaciones – 1 baños

Hab.	1	Bathrooms	1	Const.	30m2	Terraza	7m2
<b>R4786081</b>		<b>property</b>		<b>Estepona</b>		<b>155.000€</b>	

Small IS Beautiful This studio offers the perfect launchpad for all that Estepona has to offer. The property is 37m2 as per cadastral including communal elements, and has been lovingly refurbished throughout. The location on Calle 3 Banderas is literally 200m to the beach and the Mirador del Carmen Tower. It offers walkability to everything and as its on the first floor with a lift, it is also a great property for those with reduced mobility. The property itself has been refurbished throughout thoughtfully to maximise the space. New kitchen, new bathroom, new wiring, new plumbing. It offers sea views from the closed terrace area and comes fully furnished. The building has been recently painted white, and all residents have access to a roof terrace to dry clothes or enjoy the views. It is very economical to run with around €90/quarter in community fees including water as well as IBI under €150/year. Furthermore, with the Andalusia Tourist License in place this could be a great holiday rental home. Ultimately, small can be beautiful, especially with a property this well located – it even has a charming cafe at the foot of the building. Note: Viewings from 23/2/2025 with 48 hours notice. Tenant leaves May 2025

Access for people with reduced mobility	Access for people with reduced mobility	Ensuite Bathroom
Lift	Near Transport	Solarium
WiFi		